

PROPOSED NEW OFFICE ACCOMMODATION

FOR

**ALF KITCHING LTD
DOUBLE RIVERS
CROWLE**

DESIGN AND ACCESS STATEMENT

DEVELOPMENT CONTROL SECTION

27 MAR 2008

DATE RECEIVED

Referred To

John Hill ASSOCIATES

**Architectural & Surveying Consultants
Chartered Building Surveyors**



DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement has been prepared in accordance with the Cabe guidance document and is to read in conjunction with documentation submitted to North Lincolnshire Council as part of the detailed Planning Application for the proposed new office accommodation at Alf Kitching Ltd, Double Rivers, Crowle, Nr Doncaster, DN17 4DD.

Site Overview

The site is located directly off the junction between the A18 and A161. There is a vehicular access off the public road which leads directly to the existing site.

The site is fully enclosed by a boundary fence.

The main body of the building is generally surrounded by a yard area with designated parking to the front of the existing temporary buildings.

Usage - The use of the proposed building is to serve as new Office Accommodation for Alf Kitching Ltd, thus making the existing temporary office buildings redundant, which will be subsequently relocated/removed from the site.

Footprint - The building has a footprint of approximately 229m² and a total floor area of approximately 255.66m² over two floors. The overall site is 13.84 hectares.

Layout - The facades of the building are laid out in a fairly regular manner with large square/rectangular windows in repeating patterns, tiled pitched roof with square/rectangular velux rooflights, and standard/rectangular doors on both the front and rear facades.

The lower ground floor serves as a main reception/secure lobby area with offices, storage facilities, kitchen and WCs off the main central corridor.

The second floor consists of an open-plan area to act as an archiving space for the administration department.

The design has taken into consideration DDA/disabled access by providing a covered ramped canopy to the front of the building, minimum 750mm clear opening doors to the whole building, and an 1800mm wide manoeuvrable central single corridor.

The emergency fire exit also has a 1:12 ramp to the rear with 950mm high handrail.

Scale - The proposal as mentioned before is the erection of a new office block to Alf Kitching Ltd's existing site. The scale of the building is small when viewed against the surrounding industrial buildings.

Landscaping - The site already has a certain degree of tree screening to the front of the site towards the A161.

Appearance – The overall appearance of the building will be sympathetic to the existing buildings/landscape.

Access Statement

Access to the site and the building has been considered in line with current requirements of the Disability Discrimination Act 1996 and Approved Document M of the Building Regulations 2004, and taking into consideration the architectural merit of the building.

As mentioned, the access to the site is unaltered for both pedestrians and vehicles. The access to the office department for Alf Kitching Ltd will be slightly altered due to the relocation of the new offices in respect to the existing temporary offices. The proposed entrance is designed to DDA Standards and thus provides a wheelchair friendly environment on approach and when entering the Reception Area. The Reception Area is proposed to have improved reception/ service facilities along with Disabled WC facilities within the building.

The proposal also takes into consideration security issues for the staff working in the building, and therefore the proposal has a secure entrance area design thus allowing people to enter the building into the lobby/waiting area and access the reception hatch, however, it does not allow them to continue into the main body of the offices without the consent of the receptionist, who has the responsibility of opening the second set of doors.

The new external and internal doors are to have a minimum single leaf clear width of 750mm to comply with Approved Document M of the Building Regulations.

Summary

Due consideration has been taken at every step of the development of this proposal to ensure that the end result will be sympathetic to the existing surroundings and the overall proposals provides necessary improvements to enhance the building's general facilities and security.

Our Architectural and Surveying Services

Building Design, Conversion and Refurbishment

- Site investigations and evaluations.
- Feasibility studies and budget estimates.
- Design of new build, conversion and refurbishment schemes.
- Preparation of working and detail drawings using Auto CAD 2000 LT.
- Submission of Building Regulation and Planning Applications.
- Preparation of itemised specifications of work.
- Inviting competitive tenders, appointing contractor and drawing up contract documents.
- Post contract administration services during construction, checking of interim valuations, issuing certificates for payment and settlement of the final account.
- Periodic site visits to inspect progress and quality of work, checking works on completion, arranging handover to client, final inspection at end of defects liability period and issuing final certificate.

Building Surveys and Appraisals

- Measured surveys of sites and buildings and the preparation of survey plans.
- Condition surveys of individual properties or large property portfolios.
- Structural surveys to establish the overall condition of the building fabric and structure with advice on repairs and maintenance works.
- Diagnosis of building defects, inspections, investigation and design of methods of repair.
- Preparation of schedules of dilapidation for landlords/owners.
- Preparation of schedules of condition for tenants prior to taking out leases.
- Insurance surveys, assessment of re-building costs for insurance purposes.
- Equal opportunities surveys and assessment of access and facilities for disabled people in buildings.

Building Maintenance and Protection

- Conditional surveys of buildings in order to prepare a database of information in respect of the structural elements and fabric to establish planned maintenance programmes.
- Repairs and maintenance contracts - inspections to prepare specifications of work, inviting competitive tenders, appointment of contractor and full post contract services.
- Re-roofing - surveys of roofs in order to design alternative roof forms to upgrade performance, increase design life and improve aesthetic appearance.

Planning Supervisor

- To co-ordinate the health and safety aspects of project design and the initial planning of the building project.

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